



# City of Jacksonville Beach

11 North Third Street  
Jacksonville Beach, Florida

## Agenda

### Board of Adjustment

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Tuesday, July 3, 2018

7:00 PM

Council Chambers

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#### **MEMORANDUM TO:**

Members of the Board of Adjustment  
City of Jacksonville Beach, Florida

Board Members:

The following Agenda of Business has been prepared for consideration and action at the Regular Meeting of the Board of Adjustment.

#### **CALL TO ORDER**

#### **ROLL CALL**

Sylvia Osewalt (Chairperson), Jeff Truhlar (Vice-Chairperson), John Moreland, Scott Cummings  
Alternates: Francis Reddington  
Lucas Snyder

#### **EX-PARTE COMMUNICATION**

**APPROVAL OF MINUTES**      June 19, 2018

**CORRESPONDENCE**      None

**OLD BUSINESS**      None

**NEW BUSINESS**

- a. **Case Number:** **BOA 18-100101**  
 Applicant: Double D Construction, LLC  
 Owner: Mark Darr  
 Agent: John Denneen  
 Property Address: 450 Lower 8<sup>th</sup> Avenue South  
 Parcel ID: 176396-0000  
 Current Zoning: RS-2  
 Motion to Approve: **City of Jacksonville Beach Land Development Code Section(s) 34-337(e)(1)c.3**, for a rear yard setback of 15 feet, in lieu of 30 feet required; and for 34-337(e)(1)e., for 45% lot coverage, in lieu of 35% maximum; to allow construction of a new single-family home, for property legally described as *Lot 10, Block 4, Oceanside Park*.  
  
 Miscellaneous Info: No previous variance requests.

Notes:

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- b. **Case Number:** **BOA 18-100102**  
 Applicant: Double D Construction, LLC  
 Owner: Mark Darr  
 Agent: John Denneen  
 Property Address: 450 Lower 8<sup>th</sup> Avenue South  
 Parcel ID: 176396-0000  
 Current Zoning: RS-2  
 Motion to Approve: **City of Jacksonville Beach Land Development Code Section(s) 34-337(e)(1)c.3**, for a rear yard setback of 15 feet, in lieu of 30 feet required; and for 34-337(e)(1)e., for 45% lot coverage, in lieu of 35% maximum; to allow construction of a new single-family home, for property legally described as *Lot 9, Block 4, Oceanside Park*.  
  
 Miscellaneous Info: No previous variance requests.

Notes:

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**c. Case Number: BOA 18-100103**  
 Applicant/Owner: Falon and Brendan Sexton  
 Property Address: 204 South 9<sup>th</sup> Street  
 Parcel ID: 175761-0000  
 Current Zoning: RM-1  
 Motion to Approve: **City of Jacksonville Beach Land Development Code Section(s)** 34-339(e)(3)c.1., for a front yard setback of 1.9 feet, in lieu of 20 feet required; 34-339(e)(3)c.2., for a corner side yard setback of 9.3 feet, in lieu of 12.5 feet required; for 34-339(e)(3)c.3., for a rear yard setback of 7.8 feet in lieu of 30 feet required; and 34-339(e)(3)d.1., for a one-bedroom unit size of 600 feet, in lieu of 700 feet; and for 34-377 for 2 parking spaces, in lieu of 4 required; to add a one-bedroom apartment and relieve existing non-conformities for property, legally described as the *north 62 1/2 feet of Lot 1, and the north 62 1/2 feet of the east 25 feet of Lot 2, all of Block 30, Pablo Beach South.*

Miscellaneous Info: No previous variance requests.

Notes:

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**d. Case Number: BOA 18-100104**  
 Applicant: Coastal Oaks Beach Homes, LLC  
 Owner: Ernest Russell  
 Agent: Greg Barnett  
 Property Address: 1645 South 7<sup>th</sup> Street  
 Parcel ID: 179815-0000  
 Current Zoning: RS-2  
 Motion to Approve: **City of Jacksonville Beach Land Development Code Section(s)** 34-337(e)(1)e., for 43.6% lot coverage, in lieu of 35% maximum; to allow construction of a new single-family dwelling, for property legally described as Lot 15, Block 4, *Sea Side Park.*

Miscellaneous Info: No previous variance requests.

Notes:

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- e. **Case Number:** **BOA 18-100105**  
Applicant/Owner: Coastal Oaks Beach Homes, LLC  
Agent: Greg Barnett  
Property Address: 1021 North 6<sup>th</sup> Avenue  
Parcel ID: 177369-0000  
Current Zoning: RS-1  
Motion to Approve: **City of Jacksonville Beach Land Development Code Section(s) 34-336(e)(1)e.**, for 40% lot coverage, in lieu of 35% maximum; to allow construction of a new single-family home, for property legally described as Lot 1, Block 2, *Palm Courts*.

Miscellaneous Info: No previous variance requests.

Notes:

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**PLANNING DEPARTMENT REPORT** The next scheduled meeting is **Tuesday, July 17, 2018.**

There are two (2) scheduled cases.

**ADJOURNMENT**

**NOTICE**

*In accordance with Section 286.0105, Florida Statutes, any person desirous of appealing any decision reached at this meeting may need a record of the proceedings. Such person may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.*

*The public is encouraged to speak on issues on this Agenda that concern them. Anyone who wishes to speak should submit the request to the recording secretary prior to the beginning of the meeting. These forms are available at the entrance of the City Council Chambers for your convenience.*

*In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities needing special accommodation to participate in this meeting should contact the City Clerk's Office at (904) 247-6299, extension 10, no later than one business day before the meeting.*

**CALL TO ORDER**

Chairperson Sylvia Osewalt called the meeting to order.

**ROLL CALL**

*Chairperson:* Sylvia Osewalt  
*Vice-Chairman:* Jeff Truhlar  
*Board Members:* John Moreland, Scott Cummings, Francis Reddington  
*Alternates:* Lucas Snyder

Also in attendance was George Knight, Building Official, and Mandy Murnane, Staff Assistant.

**Ex-parte Communications:** None

**Approval of Minutes:** None

**CORRESPONDENCE:** None

**OLD BUSINESS:** None

**NEW BUSINESS:**

(A) **Case Number: BOA 18-100090**

**Name of Applicant:** Atkins Builders, Inc.

**Property Address:** 1100 South 4<sup>th</sup> Street, Jacksonville Beach

**Owner:** Andrew Cone, 3104 Purington Avenue, Ft Worth, TX, 76103

**Agent:** John Atkins, 286 South 1<sup>st</sup> Street, Jacksonville Beach

**City of Jacksonville Beach Land Development Code Section(s)** 34-338(e)(2)c.2, for a southerly side yard setback of 7.5 feet and a northerly side yard setback of 5 feet for the south units, and a southerly side yard setback of 5 feet, and a northerly corner side yard setback of 7.5 feet, for the north units, all in lieu of 10 feet required; 34-338(e)(2)c.3, for a rear yard setback of 20 feet, in lieu of 30 feet required; for 34-338(e)(2)f., for 52.8% lot coverage on south units, and 49.2% on the north units, in lieu of 35% maximum; 34-338(e)(2)h., for an accessory structure (walkway) setback of 1 foot, in lieu of 5 feet required; to allow for 2 new, two-family dwellings, for property legally described as Lots 1 and 2, Block 115, *Oceanside Park*.

Mr. Atkins began by stating the reasons for hardship as 1) the depth of the two lots at 62.5-feet, 2) 3-units is not allowed under the Land Development Code, and 3) the need to deviate from the literal enforcement of the Land Development Code when the application is for the betterment of the community. Mr. Atkins emphasized the benefits of having 2-car garages and 2-car driveways and that there is no existing sidewalk for the driveways to impede upon.

The board stated the *literal enforcement* of the Land Development Code would not be grounds

for a hardship. A discussion between the board members and Mr. Atkins regarding the lot dimensions, lot coverage, and the variance standards.

**Public Hearing:**

The following individuals spoke in favor of the request:

- Gerry Williamson, 3804 Duval Drive, Jacksonville Beach

The following individuals spoke in in opposition to the request:

- Donni Welch-Rawls, 403 12<sup>th</sup> Avenue South, Jacksonville Beach
- Catherine Joura, 632 11<sup>th</sup> Avenue South, Jacksonville Beach

The following individuals were opposed to the request but did not wish to address the board:

- Mary Joura, 442 10<sup>th</sup> Avenue South, Jacksonville Beach
- Theresa Bartlett, 634 11<sup>th</sup> Avenue South, Jacksonville Beach

Mr. Atkins addressed the various opposing comments.

Ms. Osewalt closed the public hearing.

**Discussion:** Mr. Moreland and Mr. Thrular agreed that while the reasoning is weak, it is still a hardship as there is an inadequate width at the midpoint of the buildings and considered the improvement value to the area given the current condition of the property.

**Motion:** It was moved by Mr. Moreland, seconded by Mr. Thrular, to approve BOA# 18-100090, as presented and described with the condition not to exceed 49.2% lot coverage.

**Roll Call Vote:** Ayes – John Moreland, Jeff Truhlar  
Nays – Scott Cummings, Sylvia Osewalt, Francis Reddington  
The motion failed by a vote of 3-2.

**(B) Case Number: BOA 18-100097**

**Name of Applicant:** Geoff and Caitlin Klug (*nee Feikle*)

**Property Address:** 521 Patricia Lane, Jacksonville Beach, FL 32250

**City of Jacksonville Beach Land Development Code Section(s)** 34-336(e)(1)c.2, for a side yard setback of 4 feet, in lieu of 10 feet required; for a garage addition to an existing single-family dwelling, for property legally described as *Lot 4, Block 6, Beach Homesites, Unit One*.

Mr. Klug explained their hardship as an irregularly shaped lot with a narrow street facing lot width. The southwest corner of the garage would be 4-feet from the property line while the northwest corner of the garage would be 8.2-feet from the property line. After a brief discussion, the Klugs stated their intent was to follow the existing roof line and that the neighbors in the immediate area had been notified and were proponents of the applicants. The board added the roof hip would add an additional 1.5-feet.

**Public Hearing:** No one came forward to speak about the case.

Ms. Osewalt closed the public hearing.

**Motion:** It was moved by Mr. Moreland, seconded by Mr. Reddington, to approve BOA# 18-100097, as presented and described.

**Roll Call Vote:** Ayes – John Moreland, Scott Cummings, Sylvia Osewalt, Francis Reddington  
Nays – Jeff Truhlar  
The motion passed by a vote of 4-1.

(C) **Case Number: BOA 18-1000100**

**Name of Applicant:** Deborah Usselman

**Property Address:** 3148 St. Johns Boulevard, Jacksonville Beach

**Agent:** Ron Keiser, Impact Enclosures, Inc.

**City of Jacksonville Beach Land Development Code Section(s)** 34-338(e)(1)c.1, for a front yard setback of 15 feet, in lieu of 20 feet required; 34-338(e)(1)c.2, for a corner side yard setback of 6 feet, in lieu of 10 feet required; and total side yards of 11 feet, in lieu of 15 feet required; 34-338(e)(1)c.3, for a rear yard setback of 10.17 feet in lieu of 30 feet required; 34-338(e)(1)e., for 50.2% lot coverage, in lieu of 35% maximum; to allow construction of a new single-family dwelling, for property legally described as Lot 3, except the Easterly 5 feet thereof and all of Lot 6, Block BB, *Permenter's Replat of South Pablo or Atlantic Camp Grounds*.

Ms. Usselman stated her hardship as a nonconforming lot as the lot is too small. After a brief discussion, it was determined that the screen addition would not negatively impact the neighborhood as it would be covering an existing slab.

**Public Hearing:** No one came forward to speak about the case.

Ms. Osewalt closed the public hearing.

**Motion:** It was moved by Mr. Reddington and seconded by Mr. Cummings, to approve BOA# 18-1000100, as presented and described.

**Roll Call Vote:** Ayes – John Moreland, Sylvia Osewalt, Jeff Thrular, Scott Cummings, and Francis Reddington.  
The motion passed unanimously.

**Adjournment**

There being no further business coming before the Board, Ms. Osewalt adjourned the meeting at 8:05 P.M.

Submitted by: Mandy Murnane  
Staff Assistant

Approval:

\_\_\_\_\_  
Chairperson

\_\_\_\_\_  
Date



# APPLICATION FOR VARIANCE

BOA No. 18-100101

HEARING DATE 7-3-2018

This form is intended for submittal, along with the required documents, for all requests for variances from the requirements of the City of Jacksonville Beach Land Development Code, Article 6, Section 6.6 Variances. The Planning and Development Director will evaluate an application for a variance for sufficiency within five (5) days of receipt. If the application is found to be complete, the Jacksonville Beach Board of Adjustment at their earliest meeting following appropriate public notice of the request will schedule it for review, public hearing and a decision.

### REQUIRED DOCUMENTATION

1. Accurate, to-scale boundary survey prepared by a registered land surveyor, certified within the past two calendar years that shows the location of all existing improvements.
2. To scale survey, plot plan or site plan showing all existing and proposed additions and/or improvements, including actual dimensions and lot coverage calculations (on 11"x17" paper or smaller).
3. Proof of ownership (copy of deed or current property tax notification).
4. If applicant is not owner, notarized written authorization from owner is required.
5. Non-refundable processing fee of **\$250.00** (due at the time of application submittal).
6. Completed application.

**RECEIVED**

MAY 23 2018

PLANNING & DEVELOPMENT

### APPLICANT INFORMATION

Applicant Name: DOUBLE D CONSTRUCTION LLC Telephone: (904) 607-2090

Mailing Address: 995 ROSCOE Blvd PVB 32082 E-Mail: MARK@AOL.COM

Agent Name: John DENNIEU Telephone: (904) 237 4598

Mailing Address: 1254 NECK RD PVB 32082 E-Mail: John@DENNIEU CONSTRUCTION .COM

Landowner Name: MARK DARR Telephone: (904) 607 2090

Mailing Address: 995 ROSCOE Blvd PVB 32082 E-Mail: MARK@AOL.COM

Please provide the name, address and telephone number for any other land use, environmental, engineering architectural, economic or other professionals assisting in the application on a separate sheet of paper.

LOTT 176396-0000

### VARIANCE DATA

Street address of property AND Real Estate Number: 450 LOWER 8th AVES

Legal description of property (Attach copy of deed): LOT 10 BLOCK 4 OCEANSIDE PARK

Justification for Variance: (State the hardship that is created by the application of the code to the property), (Attach a separate sheet if necessary). HARDSHIP IS THE SUBJECT LOT IS NON CONFORMING BEING 5,000 SF WHICH A CONFORMING IS 7,500 SF, THE APPLICANT REQUEST A FRONT YARD OF 20' IN LIEU OF 25' A SIDE YARD OF 7.5' IN LIEU OF 10' AND A REAR YARD OF 15' IN LIEU OF 30'. A LOT COVERAGE OF 44.84% IN LIEU OF 35%

### AFFIDAVIT

I, \_\_\_\_\_, being first duly sworn, attest that I am applying for a variance pursuant to Article 6, Section 6.6 of the Jacksonville Beach Land Development Code for the property described above; that all answers to questions in this application, the submitted boundary survey and other supplementary documents attached to and made part of this application are true and accurate to the best of my knowledge and belief. Furthermore, I understand that failure to submit accurate information as requested above may be grounds for denial of my request and/or subsequent building permit applications.

[Signature]  
APPLICANT SIGNATURE

Mark Darr  
PRINT APPLICANT NAME

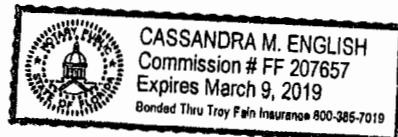
5/23/18  
DATE

STATE OF FLORIDA, COUNTY OF DUVAL:

Sworn to and signed before me this 23 day of May, 2018 by Mark Darr, who is personally known to me or has produced Valid ID as identification.

[Signature]  
NOTARY PUBLIC SIGNATURE

Cassandra M. English  
PRINT NOTARY NAME



(Affix Notary Seal Above)

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: RS-2 FLOOD ZONE: X

CODE SECTION (S): Section 34-337(e)(1)C.3. for a rear yard setback of 15' ILO 30' required. And (e)(1)e. for 45% lot coverage ILO 35% maximum to allow construction of a new single family home.

# Variance Authorization

I, Mark Darr, do appoint John Denneen 1254 Neck Rd. Ponte Vedra Beach, FL 32082 to represent Double D Construction, LLC in the request for variances for:

Lot 9 Block 4 Oceanside  
Lot 10 Bock 4 Oceanside

**RECEIVED**

MAY 22 2018

18-100101

PLANNING & DEVELOPMENT



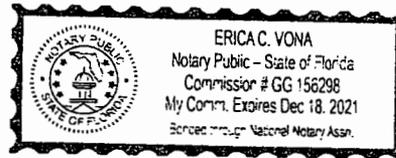
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Mark Darr



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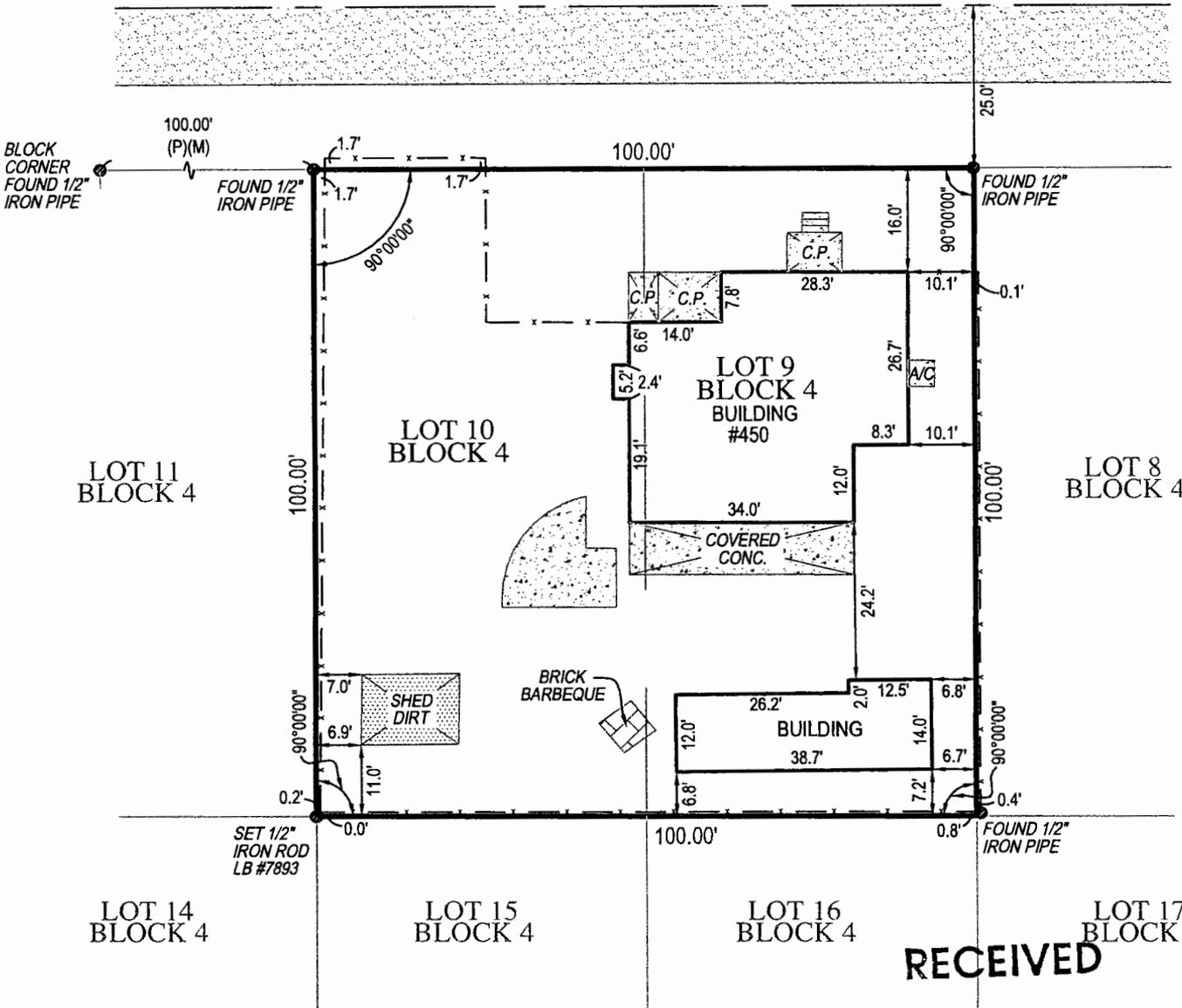
Notary



Existing way

# BOUNDARY SURVEY

LOWER 8th AVENUE S  
50' RW (IMPROVED)

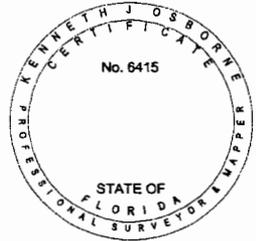


RECEIVED

SURVEY NOTES  
THERE ARE FENCES NEAR THE BOUNDARY  
OF THE PROPERTY.

MAY 22 2018  
18-100101

PLANNING & DEVELOPMENT



**SURVEYORS CERTIFICATE**  
 I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION. NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL, OR A RAISED EMBOSSED SEAL AND SIGNATURE.

**Kenneth J. Osborne**  
 Digitally signed by Kenneth J. Osborne  
 Date: 2018.04.17 13:33:35 -04'00'

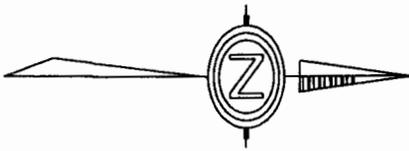
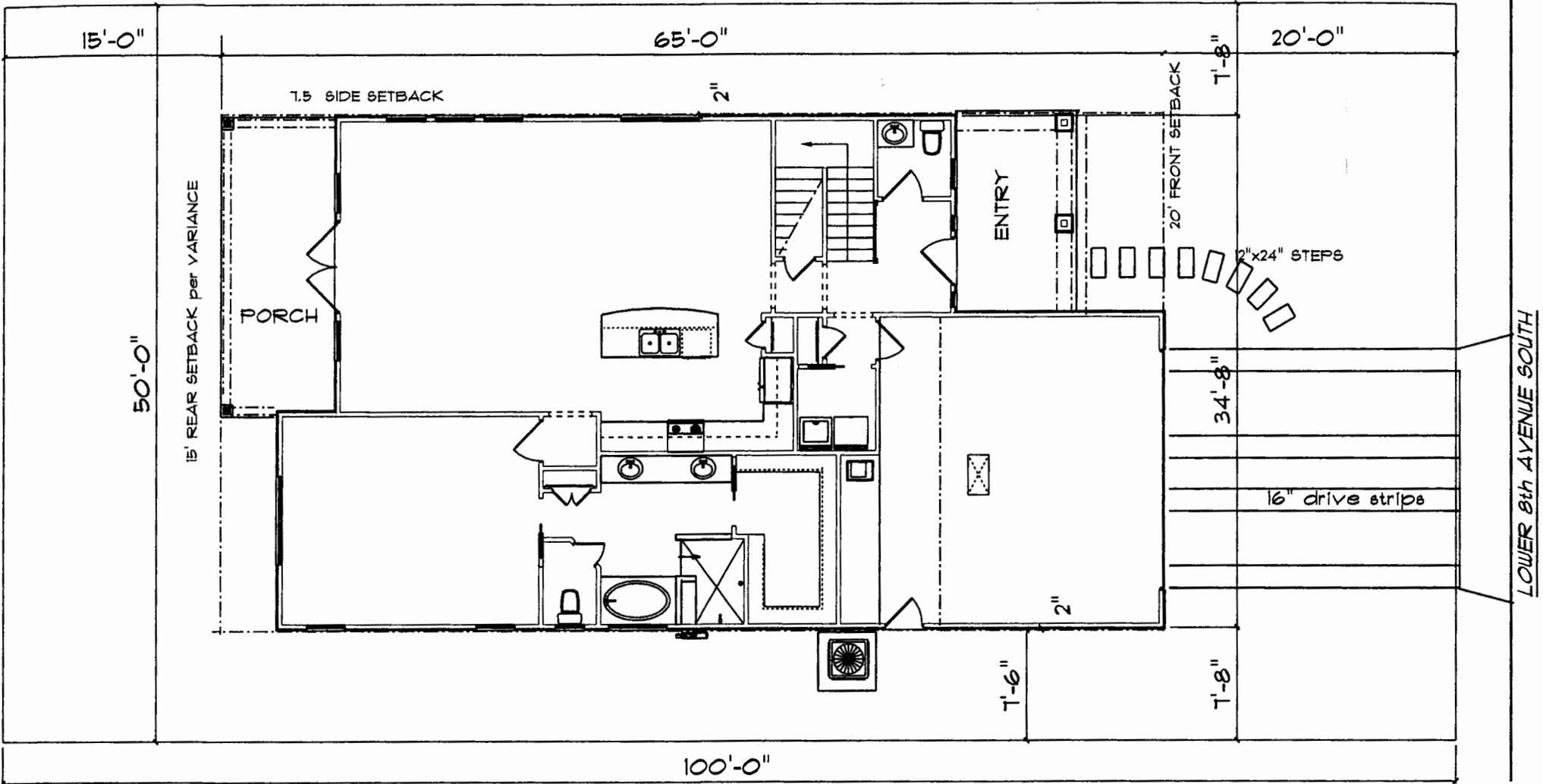
(SIGNED) *Kenneth J. Osborne*  
**KENNETH J OSBORNE**  
 PROFESSIONAL SURVEYOR AND MAPPER #6415



**TARGET SURVEYING, LLC**  
 LB #7893

**SERVING FLORIDA**  
 6250 N. MILITARY TRAIL, SUITE 102  
 WEST PALM BEACH, FL 33407  
 PHONE (561) 640-4800  
 STATEWIDE PHONE (800) 226-4807  
 STATEWIDE FACSIMILE (800) 741-0576  
 WEBSITE: <http://targetsurveying.net>

Proposed



PLANNING & DEVELOPMENT

18-100101  
MAY 22 2018

RECEIVED

| LOT COVERAGE:          |                 |
|------------------------|-----------------|
| SITE SQUARE FOOTAGE:   | 5,000 SF        |
| HOUSE FOOTPRINT:       | 2,104 SF        |
| DRIVEWAY/WALKS:        | 122 SF          |
| A/C PAD:               | 16 SF           |
| <b>TOTAL COVERAGE:</b> | <b>2,242 SF</b> |
| COVERAGE RATIO:        | 44.84 %         |

### SITE PLAN

SCALE: 1" = 10'-0"

Proposed Residence  
 DENNEEN CONSTRUCTION, Inc.  
 Lot 10/Block 4  
 Jacksonville Beach, Florida



# APPLICATION FOR VARIANCE

BOA No. 18-100102  
HEARING DATE 7-3-2018

This form is intended for submittal, along with the required documents, for all requests for variances from the requirements of the City of Jacksonville Beach Land Development Code, Article 6, Section 6.6 Variances. The Planning and Development Director will evaluate an application for a variance for sufficiency within five (5) days of receipt. If the application is found to be complete, the Jacksonville Beach Board of Adjustment at their earliest meeting following appropriate public notice of the request will schedule it for review, public hearing and a decision.

### REQUIRED DOCUMENTATION

1. Accurate, to-scale boundary survey prepared by a registered land surveyor, certified within the past two calendar years that shows the location of all existing improvements.
2. To scale survey, plot plan or site plan showing all existing and proposed additions and/or improvements, including actual dimensions and lot coverage calculations (on 11"x17" paper or smaller).
3. Proof of ownership (copy of deed or current property tax notification).
4. If applicant is not owner, notarized written authorization from owner is required.
5. Non-refundable processing fee of **\$250.00** (due at the time of application submittal).
6. Completed application.

**RECEIVED**

MAY 23 2018

PLANNING & DEVELOPMENT

### APPLICANT INFORMATION

Applicant Name: DOUBLE D CONSTRUCTION LLC Telephone: (904) 607-2090  
Mailing Address: 99 S ROSCOE BLVD PUB 32082 E-Mail: MARK@AOL.COM

Agent Name: JOHN DENNEEN Telephone: (904) 237 4598  
Mailing Address: 1254 NECK RD PUB 32082 E-Mail: John@DENNEENCONSTRUCTION.COM

Landowner Name: MARK DARR Telephone: (904) 607 2090  
Mailing Address: 99 S ROSCOE BLVD PUB 32082 E-Mail: MARK@AOL.COM

Please provide the name, address and telephone number for any other land use, environmental, engineering architectural, economic or other professionals assisting in the application on a separate sheet of paper

### VARIANCE DATA

Street address of property AND Real Estate Number: 450 LOWER 8<sup>th</sup> AVE S  
Legal description of property (Attach copy of deed): LOT 9 BLOCK 4 OCEANSIDE PARK  
Justification for Variance: (State the hardship that is created by the application of the code to the property). (Attach a separate sheet if necessary). HARD SHIP IS THE SUBJECT LOT IS NOW CONFORMING BEING 5,000 SF WHERE CONFORMING IS 7,500 SF. APPLICANT IS REQUESTING A 20' FRONT SET BACK IN LIEU OF 25' AND SIDE YARD OF 7.5' IN LIEU OF 10' AND A REAR SET BACK OF 15' IN LIEU OF 30 WITH A 44.84% LOT COVERAGE IN LIEU OF 35%

Per # 176396-0000

### AFFIDAVIT

I, \_\_\_\_\_, being first duly sworn, attest that I am applying for a variance pursuant to Article 6, Section 6.6 of the Jacksonville Beach Land Development Code for the property described above; that all answers to questions in this application, the submitted boundary survey and other supplementary documents attached to and made part of this application are true and accurate to the best of my knowledge and belief. Furthermore, I understand that failure to submit accurate information as requested above may be grounds for denial of my request and/or subsequent building permit applications.

[Signature]  
APPLICANT SIGNATURE

Mark Darr  
PRINT APPLICANT NAME

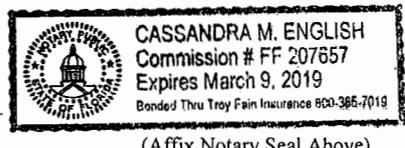
5/23/18  
DATE

STATE OF FLORIDA, COUNTY OF DUVAL:

Sworn to and signed before me this 23 day of May, 2018 by Mark Darr, who is personally known to me or has produced Valid FL DL as identification.

[Signature]  
NOTARY PUBLIC SIGNATURE

Cassandra M. English  
PRINT NOTARY NAME



(Affix Notary Seal Above)

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: RS-2 FLOOD ZONE: X  
CODE SECTION (S): Section 34-337 (c)(1)c.3 for a rear yard setback of 15' x 20 30' and (e)(1)e. for 45% lot coverage x 20 35% maximum to allow construction of a new single family dwelling

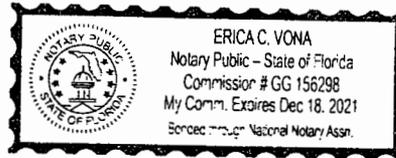
## Variance Authorization

I, Mark Darr, do appoint John Denneen 1254 Neck Rd. Ponte Vedra Beach, FL 32082 to represent Double D Construction, LLC in the request for variances for:

Lot 9 Block 4 Oceanside  
Lot 10 Bock 4 Oceanside

  
\_\_\_\_\_  
Mark Darr

  
\_\_\_\_\_  
Notary



**RECEIVED**

MAY 22 2018

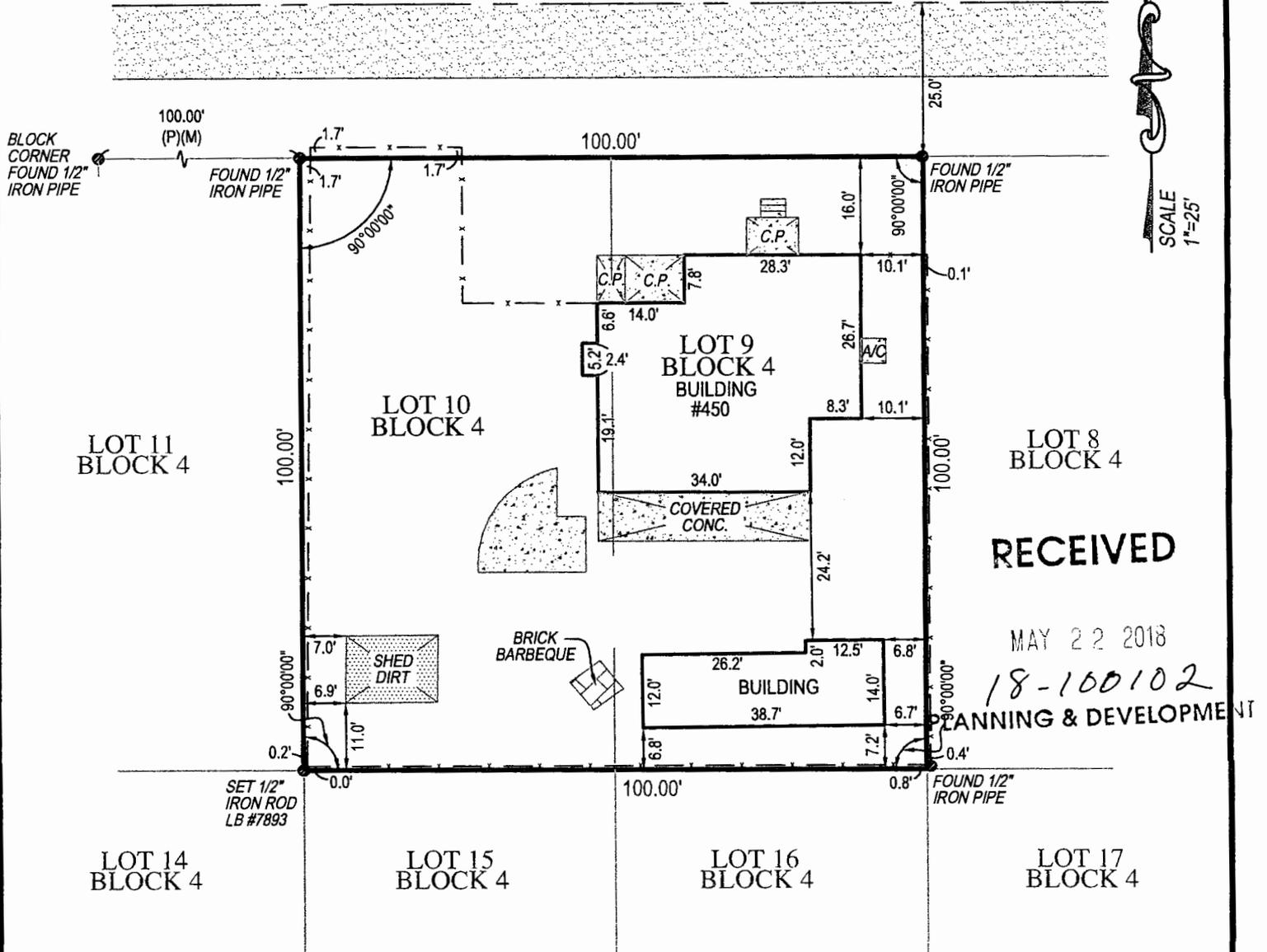
18-100102

**PLANNING & DEVELOPMENT**

Existing

# BOUNDARY SURVEY

LOWER 8th AVENUE S  
50' R/W (IMPROVED)



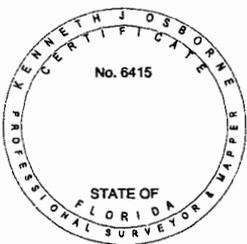
RECEIVED

MAY 22 2018

18-100102

PLANNING & DEVELOPMENT

SURVEY NOTES  
THERE ARE FENCES NEAR THE BOUNDARY  
OF THE PROPERTY.



### SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION. NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL, OR A RAISED EMBOSSED SEAL AND SIGNATURE.

Kenneth J. Osborne

Digitally signed by  
Kenneth J. Osborne  
Date: 2018.04.17  
13:33:35 -04'00'

(SIGNED)

KENNETH J OSBORNE  
PROFESSIONAL SURVEYOR AND MAPPER #6415

PAGE 2 OF 2 PAGES  
(NOT COMPLETE WITHOUT PAGE 1)



# TARGET SURVEYING, LLC

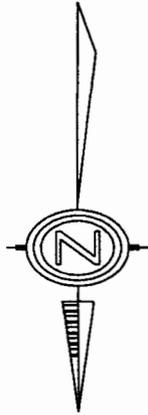
LB #7893

SERVING FLORIDA

6250 N. MILITARY TRAIL, SUITE 102  
WEST PALM BEACH, FL 33407  
PHONE (561) 640-4800

STATEWIDE PHONE (800) 226-4807  
STATEWIDE FACSIMILE (800) 741-0576  
WEBSITE: <http://targetsurveying.net>

Proposed



RECEIVED

MAX 2-2 2018

18-100102

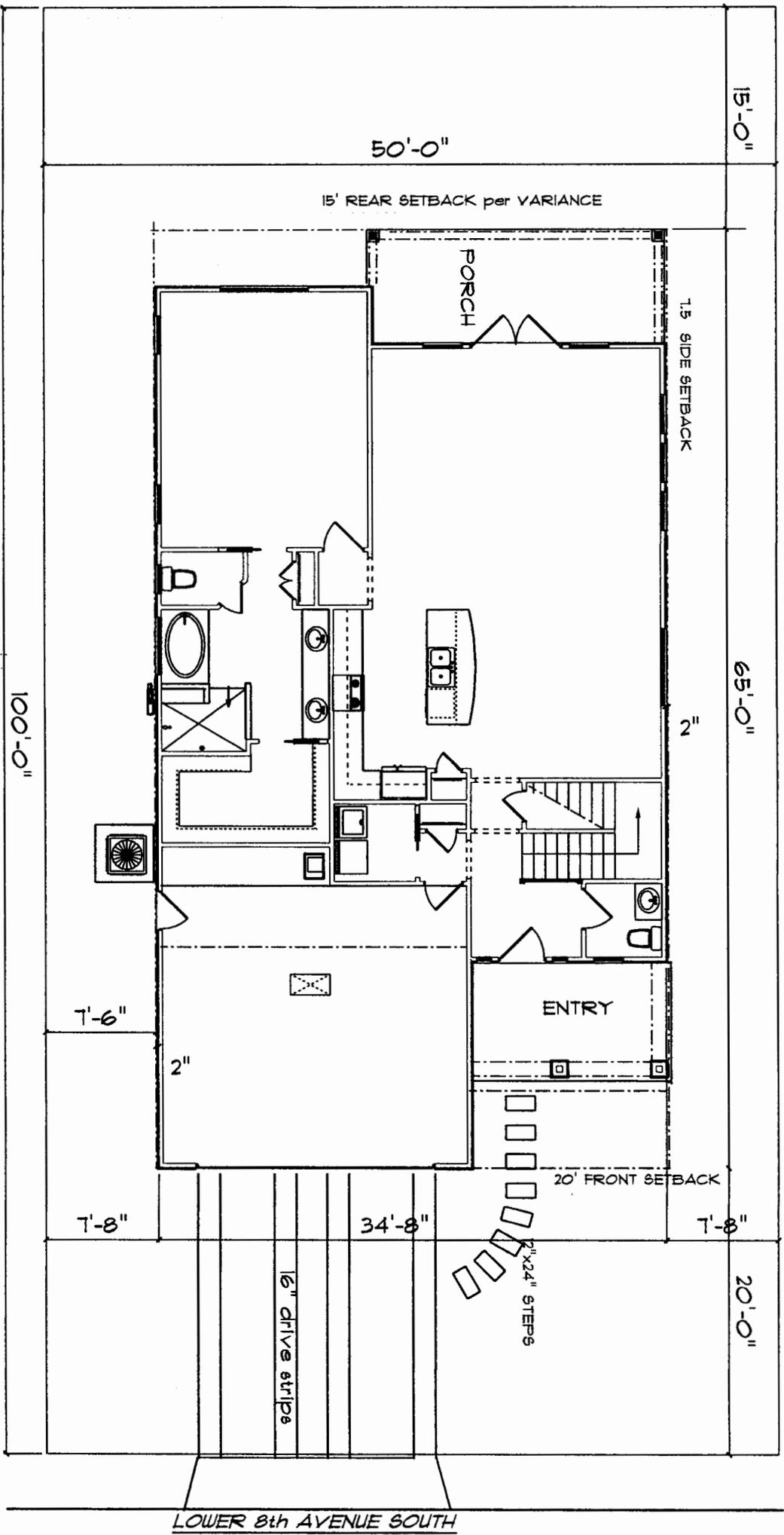
PLANNING & DEVELOPMENT

|                      |          |
|----------------------|----------|
| LOT COVERAGE:        |          |
| SITE SQUARE FOOTAGE: | 5,000 SF |
| HOUSE FOOTPRINT:     | 2,104 SF |
| DRIVEWAY/WALKS:      | 172 SF   |
| A/C PAD:             | 16 SF    |
| TOTAL COVERAGE:      | 2,342 SF |
| COVERAGE RATIO:      | 44.84 %  |

Proposed Residence  
 DENNEEN CONSTRUCTION, Inc.  
 Lot 9/Block 4  
 Jacksonville Beach, Florida

SITE PLAN

SCALE: 1" = 10'-0"



LOWER 8th AVENUE SOUTH



# APPLICATION FOR VARIANCE

BOA No. 18-100103  
HEARING DATE 7/3/2018

This form is intended for submittal, along with the required documents, for all requests for variances from the requirements of the City of Jacksonville Beach Land Development Code, Article 6, Section 6.6 Variances. The Planning and Development Director will evaluate an application for a variance for sufficiency within five (5) days of receipt. If the application is found to be complete, the Jacksonville Beach Board of Adjustment at their earliest meeting following appropriate public notice of the request will schedule it for review, public hearing and a decision.

### REQUIRED DOCUMENTATION

1. A boundary survey prepared by a registered land surveyor that shows the location of all existing improvements. Survey, plat or new site plan must also show all proposed additions and/or improvements <sup>added to the</sup> drawing, to scale (on 11"x17" paper or smaller).
2. Proof of ownership (copy of deed or current property tax notification).
3. If applicant is not owner, notarized written authorization from owner is required.
4. Non-refundable processing fee of **\$250.00** (due at the time of application submittal).
5. Completed application.

RECEIVED

MAY 22 2018

PLANNING & DEVELOPMENT

### APPLICATION INFORMATION

Applicant Name: Falon & Brendan Sexton Telephone: 352-871-1322  
 Mailing Address: 204 9<sup>th</sup> St. South E-Mail: FalonSexton@gmail.com  
Jacksonville Beach FL 32250  
 Agent Name: \_\_\_\_\_ Telephone: \_\_\_\_\_  
 Mailing Address: \_\_\_\_\_ E-Mail: \_\_\_\_\_  
 Landowner Name: \_\_\_\_\_ Telephone: \_\_\_\_\_  
 Mailing Address: \_\_\_\_\_ E-Mail: \_\_\_\_\_

Please provide the name, address and telephone number for any other land use, environmental, engineering architectural, economic or other professionals assisting in the application on a separate sheet of paper.

### VARIANCE DATA

Re# 175761-0000

Street address of property and/or Real Estate Number: 204 9<sup>th</sup> St. South Jacksonville Beach FL 32250  
 Legal description of property (Attach copy of deed): \_\_\_\_\_  
 Justification for Variance: (State the hardship that is created by the application of the code to the property). (Attach a separate sheet if necessary). \_\_\_\_\_

Applicant's Signature: Falon J. Sexton Date of Application: 5/22/2018

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: RM-1 FLOOD ZONE: X

CODE SECTION (S): Section 34-339(e)(3)c.1 for a front yard setback of 1.9' ILO 20'  
(e)(3)c.2 for a corner side yard setback of 9.3' ILO 12.5' (e)(3)c.3 for a rear  
yard setback of 7.8' ILO 30' and (e)(3)d.1 for a unit size of 600 SF. ILO 700 SF  
and section 34-377 for 2 parking spaces ILO 4 required to add a 1BR apartment  
and relieve existing non-conformities.

one-bedroom



# APPLICATION FOR VARIANCE

BOA No. 18-100103

HEARING DATE 7-3-2018

This form is intended for submittal, along with the required documents, for all requests for variances from the requirements of the City of Jacksonville Beach Land Development Code, Article 6, Section 6.6 Variances. The Planning and Development Director will evaluate an application for a variance for sufficiency within five (5) days of receipt. If the application is found to be complete, the Jacksonville Beach Board of Adjustment at their earliest meeting following appropriate public notice of the request will schedule it for review, public hearing and a decision.

### REQUIRED DOCUMENTATION

1. Accurate, to-scale boundary survey prepared by a registered land surveyor, certified within the past two calendar years that shows the location of all existing improvements.
2. To scale survey, plot plan or site plan showing all existing and proposed additions and/or improvements, including actual dimensions and lot coverage calculations (on 11"x17" paper or smaller).
3. Proof of ownership (copy of deed or current property tax notification).
4. If applicant is not owner, notarized written authorization from owner is required.
5. Non-refundable processing fee of \$250.00 (due at the time of application submittal).
6. Completed application.

### APPLICANT INFORMATION

Applicant Name: Brendan Sexton <sup>Falon Sexton husband</sup> Telephone: 352-571-1322  
 Mailing Address: 204 9th St South E-Mail: Falosexton@aol.com  
Jax Beach 32250

Agent Name: JONATHAN DAVID SMITH Telephone: 904-762-7285  
 Mailing Address: 101 West 14th Street E-Mail: jdsmith2917@gmail.com  
Atlantic Beach, FL 32233

Landowner Name: \_\_\_\_\_ Telephone: \_\_\_\_\_  
 Mailing Address: \_\_\_\_\_ E-Mail: \_\_\_\_\_

Please provide the name, address and telephone number for any other land use, environmental, engineering architectural, economic or other professionals assisting in the application on a separate sheet of paper

### VARIANCE DATA

Street address of property AND Real Estate Number: ~~204 9th St South~~ 204 9th S South ~~32250~~

Legal description of property (Attach copy of deed): \_\_\_\_\_  
 Justification for Variance: (State the hardship that is created by the application of the code to the property). (Attach a separate sheet if necessary). \_\_\_\_\_

### AFFIDAVIT

I, Brendan Sexton, being first duly sworn, attest that I am applying for a variance pursuant to Article 6, Section 6.6 of the Jacksonville Beach Land Development Code for the property described above; that all answers to questions in this application, the submitted boundary survey and other supplementary documents attached to and made part of this application are true and accurate to the best of my knowledge and belief. Furthermore, I understand that failure to submit accurate information as requested above may be grounds for denial of my request and/or subsequent building permit applications.

Brendan W Sexton APPLICANT SIGNATURE      Brendan W Sexton PRINT APPLICANT NAME      6/1/2018 DATE

STATE OF FLORIDA, COUNTY OF DUVAL:  
 Sworn to and signed before me this 1 day of JUNE, 2018 by Brendan Sexton who is personally known to me or has produced FL. DR. LIC as identification.

Gina Young NOTARY PUBLIC SIGNATURE      Gina Young PRINT NOTARY NAME

Gina Young  
 NOTARY PUBLIC  
 STATE OF FLORIDA  
 Comm# GG115133  
 (A.R.T. 7001-1-03) Expires 6/21/2021

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: RM-1 FLOOD ZONE: X

CODE SECTION (S): Section 34-339(e)(3)c.1 for a front yard setback of 1.9' ILO 20' required and (e)(3)c.2 for a corner side yard setback of 9.3' ILO 12.5' and (e)(3)d.1 for a one bedroom unit size of 680 SF ILO 700 SF required. Section 34-377 for 2 parking spaces ILO 4 required to add a 1 BR apartment and to relieve existing non-conformities.

**VARIANCE APPLICATION STANDARDS AND CONDITIONS**

BOA NO. 18-100103

**Section 34-281 Purpose.** Variances are deviations from the terms of the LDC, which would not be contrary to the public interest when owing to special circumstances or conditions; the literal enforcement of the provisions of the LDC would result in undue and unnecessary hardship.

**Section 34-286. Standards applicable to all variances.** In order to authorize any variance from the terms of this code, the Board of Adjustment must find that the following criteria have been met. To assist the Board in making this finding, please complete the blanks on the form below.

| Standard   | Applies?<br>Yes/No | Circumstances/ Explanation   |
|--|--------------------|--|
| Special conditions and circumstances exist which are peculiar to the parcel of land building or structure, which are not applicable to other parcels of land, structures or buildings in the same zoning district.                   | Yes                | Two dwelling units have existed on the site for many years. Neither meet the current setback requirements for the RM-1 zoning district. Structure 2 also fails to meet the minimum size requirement.               |
| Special circumstances and conditions do not result from the actions of the applicant.  | Yes                | Both units were constructed by a previous owner of the property.   |
| Granting the variance will not confer upon the applicant any special privileges denied by the comprehensive plan and this code to other parcels of land, buildings, or structures, in the same zoning district.                      | Yes                | The RM-1 zoning district encourages multiple dwelling units.   |
| Literal interpretation and enforcement of the terms and provisions of this code would deprive the applicant of rights commonly enjoyed by other parcels of land in the same zoning district, and would work an unnecessary hardship. | Yes                | Without the variance it is not feasible to meet the zoning requirements.   |
| Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.   | Yes                | Within the current zoning requirements, a dwelling unit would only be achievable by demolishing the existing, and building new structures.   |
| Grant of variance will be generally consistent with the purposes, goals, objectives, and policies of the comprehensive plan and this Code and will not adversely affect adjacent land.   | Yes                | The use of the buildings will be identical to what has existed there for decades and will not adversely affect adjacent land. The comprehensive plan encourages multiple-family dwellings in this zoning district. |

**VARIANCE APPLICATION STANDARDS AND CONDITIONS**

BOA No. 18-100103

**Section 34-281 Purpose.** Variances are deviations from the terms of the LDC, which would not be contrary to the public interest when owing to special circumstances or conditions; the literal enforcement of the provisions of the LDC would result in undue and unnecessary hardship.

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| Special circumstances and conditions do not result from the actions of the applicant.  | Yes                | Both units were constructed by a previous owner of the property.   |
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| Grant of variance will be generally consistent with the purposes, goals, objectives, and policies of the comprehensive plan and this Code and will not adversely affect adjacent land.   | Yes                | The use of the buildings will be identical to what has existed there for decades and will not adversely affect adjacent land. The comprehensive plan encourages multiple-family dwellings in this zoning district. |

**RECEIVED**

11 NORTH 3<sup>RD</sup> STREET, JACKSONVILLE BEACH, FL 32250

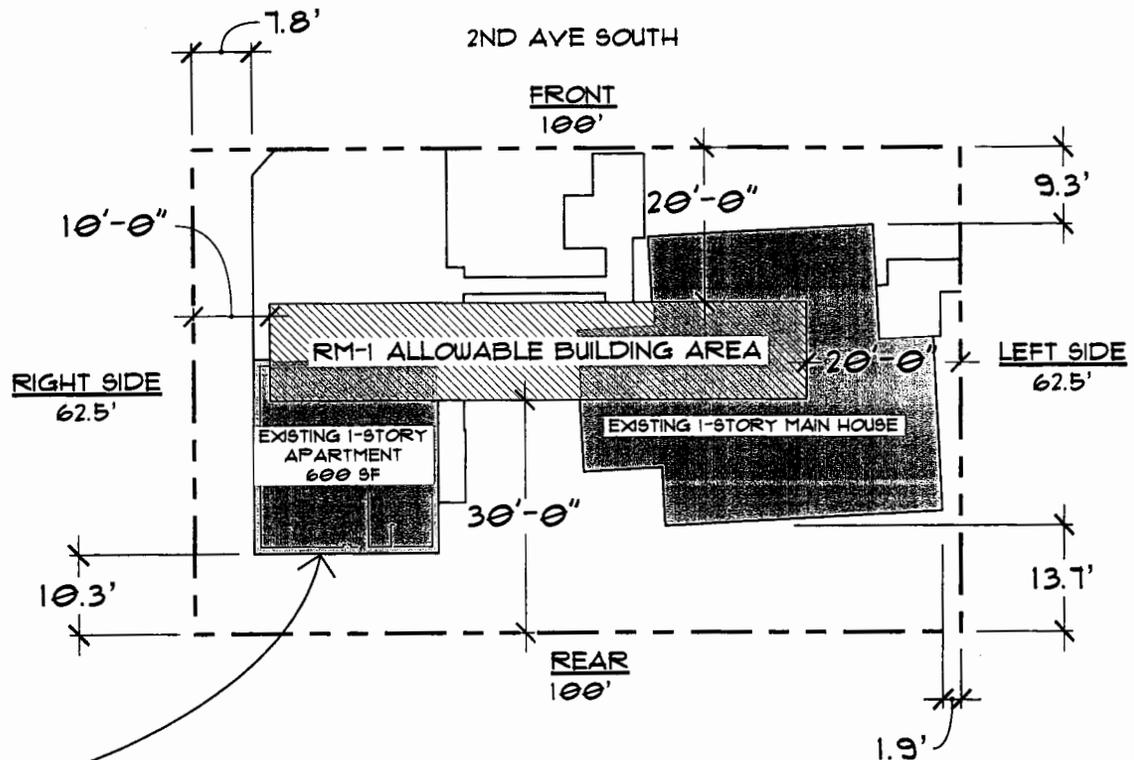
PHONE (904) 247-6231

FAX (904) 247-6107

MAY 22 2018

**PLANNING & DEVELOPMENT**

| RM-1 Multiple-Family Dwelling Zoning Variance |           |        |          |
|---|-----------|--------|----------|
|   | Allowed   | Actual | Variance |
| Min Lot Area                                  |           |        |          |
| Max units (20/acre)                           |           |        |          |
| Min Lot Width                                 |           |        |          |
| Max Lot Coverage                              |           |        |          |
| Front Setback                                 | 20'       | 9.3'   | +10.7'   |
| Left Side Setback                             | 20% (20') | 1.9'   | +18.1'   |
| Right Side Setback                            | 10'       | 7.8'   | +2.2'    |
| Rear Setback                                  | 30'       | 10.3'  | +19.7'   |
| Main House SF                                 |           |        |          |
| 1-BR Apartment                                | 700       | 600    | +100     |
| Building Height                               |           |        |          |



CURRENT: 3-BEDROOM, 1-BATH BOARDING HOUSE (NO KITCHEN)  
 PROPOSED: 1-BEDROOM, 1-BATH APARTMENT W/KITCHEN.  
 600 SQUARE FEET



**EXISTING SITE PLAN**  
 SCALE: 1/16" = 1'-0"

204 9TH ST S, JACKSONVILLE BEACH

RECEIVED  
 MAY 22 2018  
 18-100103  
 PLANNING & DEVELOPMENT

| NO. | DATE | REVISIONS | REMARKS |
|-----|------|-----------|---------|
| 1   |      |           |         |
| 2   |      |           |         |
| 3   |      |           |         |
| 4   |      |           |         |
| 5   |      |           |         |

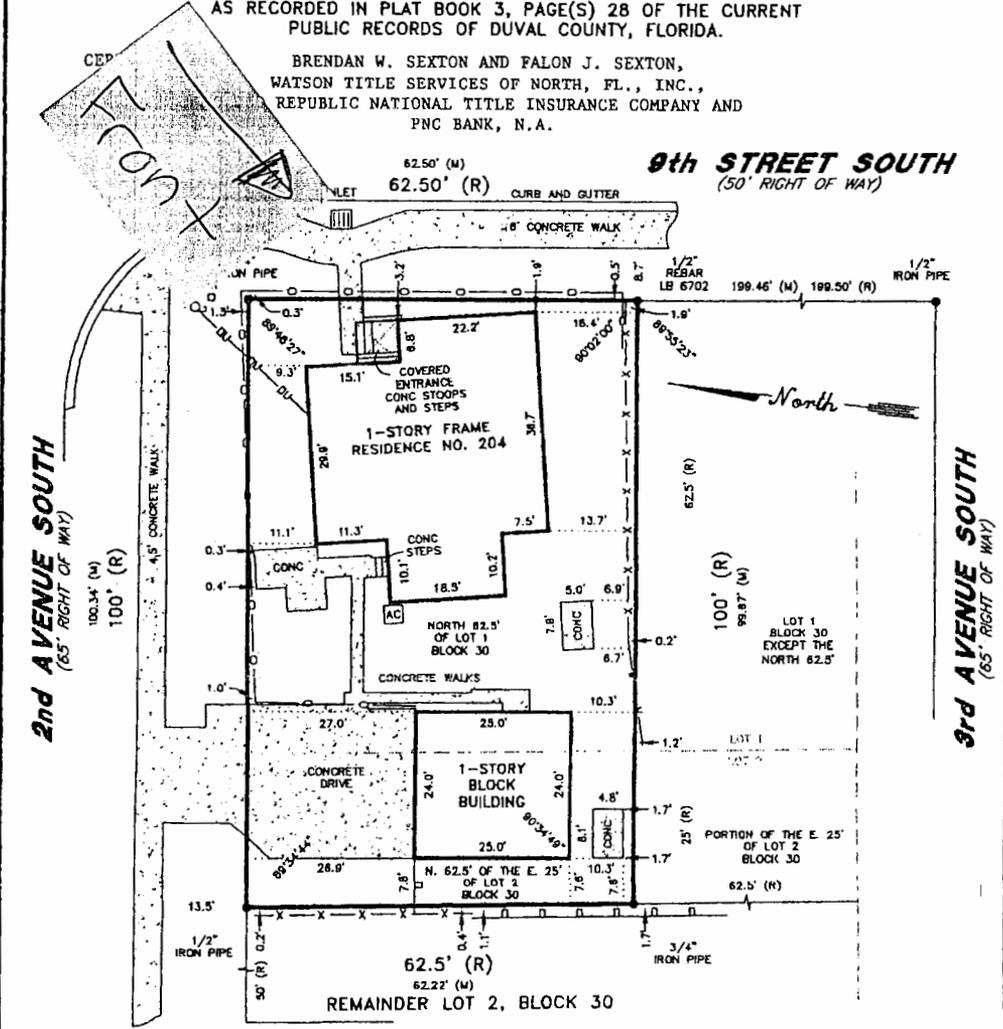
Zoning Variance Application  
 Brendan and Falon Sexton  
 204 9th St S, Jacksonville Beach

Site Plan

|   |    |
|---|----|
| A | 01 |
|---|----|

**MAP SHOWING BOUNDARY SURVEY OF**  
 THE NORTH 62 1/2 FEET OF LOT 1 AND THE NORTH 62 1/2 FEET OF THE EAST 25 FEET OF LOT 2,  
 ALL OF BLOCK 30, ACCORDING TO THE PLAT OF  
**PABLO BEACH SOUTH**  
 AS RECORDED IN PLAT BOOK 3, PAGE(S) 28 OF THE CURRENT  
 PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

BRENDAN W. SEXTON AND FALON J. SEXTON,  
 WATSON TITLE SERVICES OF NORTH, FL., INC.,  
 REPUBLIC NATIONAL TITLE INSURANCE COMPANY AND  
 PNC BANK, N.A.



FLOOD ZONE "X" = AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN / FLOOD ZONE "X" (SHADED) = AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

**ASSOCIATED SURVEYORS INC.**  
 LAND & ENGINEERING SURVEYS  
 3846 BLANDING BOULEVARD  
 JACKSONVILLE, FLORIDA 32210  
 904-771-6468  
 CERTIFICATE OF AUTHORIZATION NO. LB 0005488

I HEREBY CERTIFY THIS SURVEY WAS DONE UNDER MY DIRECT SUPERVISION AND MEETS THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING PURSUANT TO CHAPTER SJ-17.050 THROUGH 17.052, FLORIDA ADMINISTRATIVE CODE, CHAPTER 472, F.S.

*Raymond J. Schaefer*  
 BY: CHARLES B. HATCHER FLORIDA CERTIFICATE NO. 3771  
 CHARLES L. STARLING FLORIDA CERTIFICATE NO. 4579  
 RAYMOND J. SCHAEFER FLORIDA CERTIFICATE NO. 6132

JOB NO. 71885 DATE 04-19-2018  
 SCALE: 1" = 20' DRAFTER WF

GENERAL NOTES:

- ANGLES ARE SHOWN ON THIS SURVEY.
- STRUCTURE NO. 204, SHOWN HEREON LIES WITHIN FLOOD ZONE "X" AS BEST DETERMINED FROM F.E.M.A. FLOOD MAPS PANEL NO. 17 DATED 08-05-2018.
- THIS IS A SURFACE SURVEY ONLY. THE EXTENT OF UNDERGROUND FOOTINGS, PIPES AND UTILITIES, IF ANY, NOT DETERMINED.
- UNDESIRABLE AND/OR ENVIRONMENTALLY SENSITIVE AREAS IF ANY, NOT LOCATED BY THIS SURVEY.
- THIS SURVEY BASED ON LEGAL DESCRIPTIONS FURNISHED. THE PUBLIC RECORDS WERE NOT SEARCHED BY THIS SURVEYOR FOR EASEMENTS, TITLE, COVENANTS, E.A.L.'S RESTRICTIONS, CLOSURES, TAKINGS OR ORDINANCES, ETC.
- THE HEAVY LINE SHOWN HEREON, MAY NOT INDICATE ACTUAL OWNERSHIP.
- UNLESS OTHERWISE STATED ALL IRON PIPES FOUND HAVE NO IDENTIFICATION.

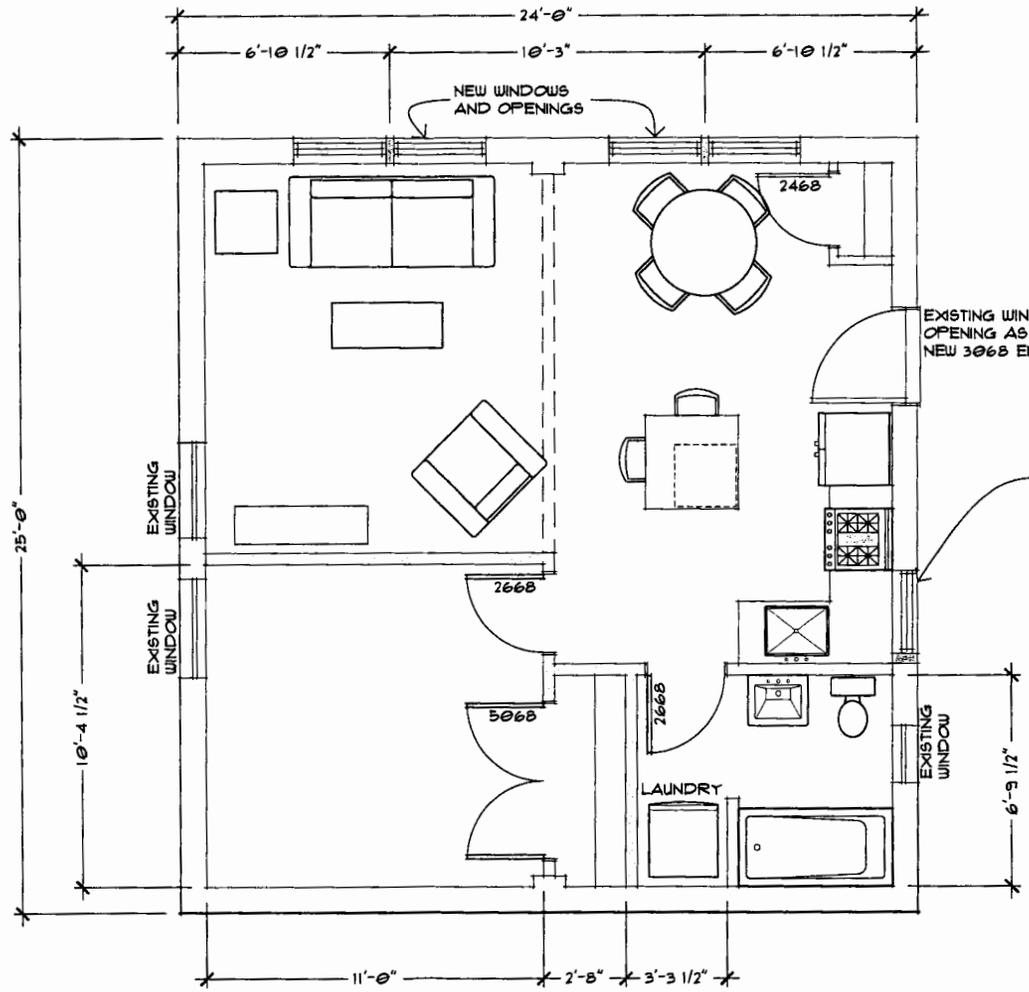
|     |                                   |       |                                  |
|-----|-----------------------------------|-------|----------------------------------|
| AC  | = AIR CONDITIONER                 | PN    | = PROFESSIONAL SURVEYOR & MAPPER |
| BL  | = BUILDING RESTRICTION LINE       | R     | = RADIUS                         |
| BT  | = BUILDING TIE                    | (R)   | = RECORD                         |
| BTN | = BURN                            | RLS   | = REGISTERED LAND SURVEYOR       |
| CD  | = COMPUTED FROM RECORD            | R/W   | = RIGHT OF WAY                   |
| CDR | = COVENANTS & RESTRICTIONS        | (TYP) | = TYPICAL                        |
| CH  | = CHISEL                          | ○     | = SET IRON PIPE (IP) OR REBAR    |
| CHC | = CAN NOT READ                    | ○     | = ASSOC SURVY OR LB. 5488        |
| CHD | = COVERED                         | ○     | = FOUND IRON PIPE (IP) OR PN     |
| CB  | = ELECTRIC BOX                    | ○     | = FOUND CONCRETE MONUMENT (CM)   |
| ET  | = ELECTRIC TRANSFORMER & PAD      | ○     | = CROSS CUT OR DRILL HOLE        |
| EA  | = JACKSONVILLE ELECTRIC AUTHORITY | ○     | = MAIL & DISC                    |
| LA  | = LENGTH OF ARC                   | ○     | = CHAIN LINK FENCE               |
| LB  | = LICENSED BUSINESS               | ○     | = METAL FENCE                    |
| LS  | = LICENSED SURVEYOR               | ○     | = WIRE FENCE                     |
| MND | = MEASURED                        | ○     | = WOOD FENCE                     |
| M&D | = MAIL & DISC                     | ○     | = WHYLE FENCE                    |
| ORR | = OFFICIAL RECORDS BOOK           | ○     | = OVERHEAD UTILITY               |
| ORL | = OFFICIAL RECORDS ONLINE         | ○     | = FIRE HYDRANT                   |
| PC  | = POINT OF CURVE                  | ○     | = PHONE RISER                    |
| PCC | = POINT OF COMPILING CURVE        | ○     | = WATER METER                    |
| PE  | = POINT OF BEGINNING              | ○     | = UTILITY POLE                   |
| PI  | = POINT OF INTERSECTION           | ○     | = DIAMETER                       |
| PRC | = POINT OF REVERSE CURVE          | ○     | = GUY ANCHOR                     |
| PRM | = PERMANENT REFERENCE MONUMENT    | ○     | = CENTRAL ANGLE                  |
| PLS | = POINT OF LAGRANGY               |       |                                  |
| PLS | = PROFESSIONAL LAND SURVEYOR      |       |                                  |

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

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MAY 23 2018

PLANNING & DEVELOPMENT



**PROPOSED APARTMENT FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

RECEIVED

MAY 22 2018  
18-100103  
PLANNING & DEVELOPMENT

| NO. | DATE | REVISIONS |
|-----|------|-----------|
| 1   |      |           |
| 2   |      |           |
| 3   |      |           |
| 4   |      |           |
| 5   |      |           |

Zoning Variance Application  
Brendan and Falon Sexton  
204 9th ST S, Jacksonville Beach

Proposed Apartment Floor Plan



# APPLICATION FOR VARIANCE

BOA No. 18-100104  
HEARING DATE 7-3-2018

This form is intended for submittal, along with the required documents, for all requests for variances from the requirements of the City of Jacksonville Beach Land Development Code, Article 6, Section 6.6 Variances. The Planning and Development Director will evaluate an application for a variance for sufficiency within five (5) days of receipt. If the application is found to be complete, the Jacksonville Beach Board of Adjustment at their earliest meeting following appropriate public notice of the request will schedule it for review, public hearing and a decision.

### REQUIRED DOCUMENTATION

1. Accurate, to-scale boundary survey prepared by a registered land surveyor, certified within the past two calendar years that shows the location of all existing improvements.
2. To scale survey, plot plan or site plan showing all existing and proposed additions and/or improvements, including actual dimensions and lot coverage calculations (on 11"x17" paper or smaller).
3. Proof of ownership (copy of deed or current property tax notification).
4. If applicant is not owner, notarized written authorization from owner is required.
5. Non-refundable processing fee of \$250.00 (due at the time of application submittal).
6. Completed application.

RECEIVED

MAY 22 2018

### PLANNING & DEVELOPMENT

### APPLICANT INFORMATION

Applicant Name: Coastal Oaks Beach Homes LLC Telephone: 904-229-6622  
 Mailing Address: 3010 3rd St. S #C E-Mail: Greg@coastaloaksconstruction.com  
Jacksonville Beach FL 32250  
 Agent Name: Greg Barnett Telephone: \_\_\_\_\_  
 Mailing Address: Same E-Mail: \_\_\_\_\_  
 Landowner Name: Ernest Russell Telephone: \_\_\_\_\_  
 Mailing Address: 460 Ocean Blvd E-Mail: \_\_\_\_\_  
Atlantic Beach FL 32233

Please provide the name, address and telephone number for any other land use, environmental, engineering architectural, economic or other professionals assisting in the application on a separate sheet of paper

### VARIANCE DATA

Street address of property AND Real Estate Number: 1645 7th St S RE#179815-0000  
 Legal description of property (Attach copy of deed): Lot 15 ONLY  
Lots 14 and 15 Block 4 sea side park Book 12 Page 98  
 Justification for Variance: (State the hardship that is created by the application of the code to the property). (Attach a separate sheet if necessary). SEE ATTACHED

### AFFIDAVIT

I, Greg Barnett, being first duly sworn, attest that I am applying for a variance pursuant to Article 6, Section 6.6 of the Jacksonville Beach Land Development Code for the property described above; that all answers to questions in this application, the submitted boundary survey and other supplementary documents attached to and made part of this application are true and accurate to the best of my knowledge and belief. Furthermore, I understand that failure to submit accurate information as requested above may be grounds for denial of my request and/or subsequent building permit applications.

APPLICANT SIGNATURE

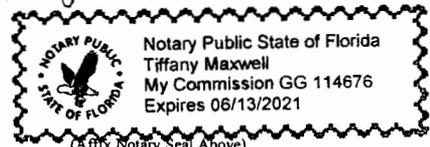
Greg Barnett 5/21/1018  
 PRINT APPLICANT NAME DATE

### STATE OF FLORIDA, COUNTY OF DUVAL:

Sworn to and signed before me this 22 day of May, 2018 by Greg Barnett, who is personally known to me or has produced \_\_\_\_\_ as identification.

NOTARY PUBLIC SIGNATURE

Tiffany Maxwell  
PRINT NOTARY NAME



THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: RS-2 FLOOD ZONE: X  
 CODE SECTION (S): Section 34-337 (e)(1) for 43.6% lot coverage ILO 35% maximum to allow construction of a new single family dwelling

**VARIANCE APPLICATION STANDARDS AND CONDITIONS**

BOA No. \_\_\_\_\_

**Section 34-281 Purpose.** Variances are deviations from the terms of the LDC, which would not be contrary to the public interest when owing to special circumstances or conditions; the literal enforcement of the provisions of the LDC would result in undue and unnecessary hardship.

**Section 34-286. Standards applicable to all variances.** In order to authorize any variance from the terms of this code, the Board of Adjustment must find that the following criteria have been met. To assist the Board in making this finding, please complete the blanks on the form below.

| Standard   | Applies?<br>Yes/No | Circumstances/ Explanation<br>RECEIVED                    |
|--|--------------------|---|
| Special conditions and circumstances exist which are peculiar to the parcel of land building or structure, which are not applicable to other parcels of land, structures or buildings in the same zoning district.                   |                    | MAY 22 2018<br><i>18-100104</i><br>PLANNING & DEVELOPMENT |
| Special circumstances and conditions do not result from the actions of the applicant.  |                    |   |
| Granting the variance will not confer upon the applicant any special privileges denied by the comprehensive plan and this code to other parcels of land, buildings, or structures, in the same zoning district.                      |                    |   |
| Literal interpretation and enforcement of the terms and provisions of this code would deprive the applicant of rights commonly enjoyed by other parcels of land in the same zoning district, and would work an unnecessary hardship. |                    |   |
| Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.   |                    |   |
| Grant of variance will be generally consistent with the purposes, goals, objectives, and policies of the comprehensive plan and this Code and will not adversely affect adjacent land.   |                    |   |

## Variance Application for 1645 7<sup>th</sup> St S

Hardship—The lot located at 1645 7<sup>th</sup> St S is considered a substandard lot covering 7,200 Sq ft (50x144) Vs a standard lot of 7,500 Sq Ft. (60x125). We are proposing to build a new single family residence with room for an in ground pool on the property and are requesting a lot coverage increase to 3,141 sq ft or 43.6%

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MAY 22 2016

18-100104  
PLANNING & DEVELOPMENT

**AUTHORIZATION FOR THIRD PARTY REPRESENTATION**  
(Owner's Property)

This Agreement is made and entered into by and between **Coastal Oaks Beach Homes LLC, a Florida Limited Liability Company**, whose address is 3010 3<sup>rd</sup> St S Unit C Jacksonville Beach Fl 32250 ("Buyer") and Ernest Russell Whose address is 460 Ocean Blvd. Atlantic Beach Fl 32233 ("Owner").

If Owner is married, both husband and wife must be parties to this Agreement.

This Agreement is for the authorization by the Owner to the Buyer to apply for a land variance for the property listed as

**RECEIVED**

1645 7<sup>th</sup> St S Jacksonville Beach Fl. 32250  
RE# 179815 0000

**WITNESSETH:**

WHEREAS, Owner is desirous of entering into this Agreement,

WHEREAS, Buyer is in the business of constructing single family residential dwellings;

NOW, THEREFORE, in consideration of the mutual promises, covenants, and agreements herein contained, Buyer and Owner hereby agree as follows:

I have carefully read and reviewed its terms, and I agree to its provisions.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement the day and year as set forth below.

"Buyer"

"Owner"

Coastal Oaks Beach Homes a Florida corporation

By: [Signature]

Print Name: Craig Barnett  
Its: Manager mbr

5/22/18

Date

Ernest L Russell Jr Trust

Owner

Ernest L Russell Jr

Owner

May 22, 2018

Date

Sworn to and subscribed before me

This 22 day of May, 2016.

[Signature]  
(Notary Signature)

Print Name:

Personally known  or

Produced identification \_\_\_\_\_

Type of Identification Produced:

My Commission expires:

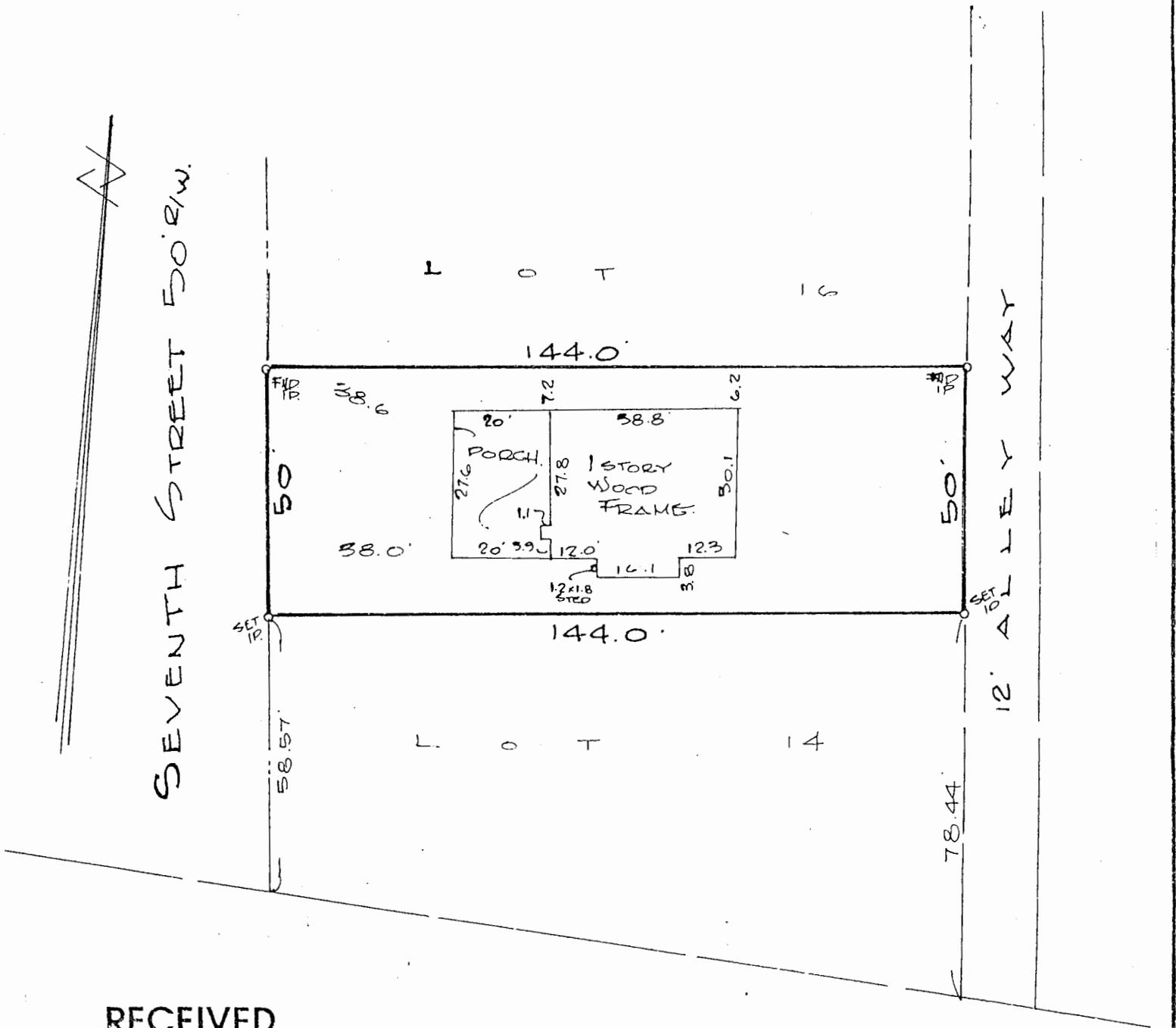


Existing

MAP SHOWING SURVEY OF

LOT 15, BLOCK 4, SEA SIDE PARK AS RECORDED IN PLAT BOOK 12, PAGE 98 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

FOR: ROCKY RUSSELL



RECEIVED

MAY 22 2018

18-100104

PLANNING & DEVELOPMENT

I HEREBY CERTIFY THAT THE ABOVE LOT 15 WAS SURVEYED UNDER MY RESPONSIBLE SUPERVISION AND THAT CONDITIONS SHOWN LOCATED UPON SAME AS SHOWN AND THAT THERE ARE NO ENCROACHMENTS UPON SAID LOT

OLD SOUTH LAND SURVEYORS, INC.

SERVING JACKSONVILLE - GREEN COVE SPRINGS - INTERLACHEN, FLORIDA

SCALE 1" = 30'

SIGNED MAY 9<sup>TH</sup> 19 83

Professional Land Surveyor signature and seal for Rocky Russell, Sr., Florida Certificate No. 1919.

PROFESSIONAL LAND SURVEYOR FLORIDA CERTIFICATE NO. 1919

LEGEND:

CONCRETE MONUMENT

□

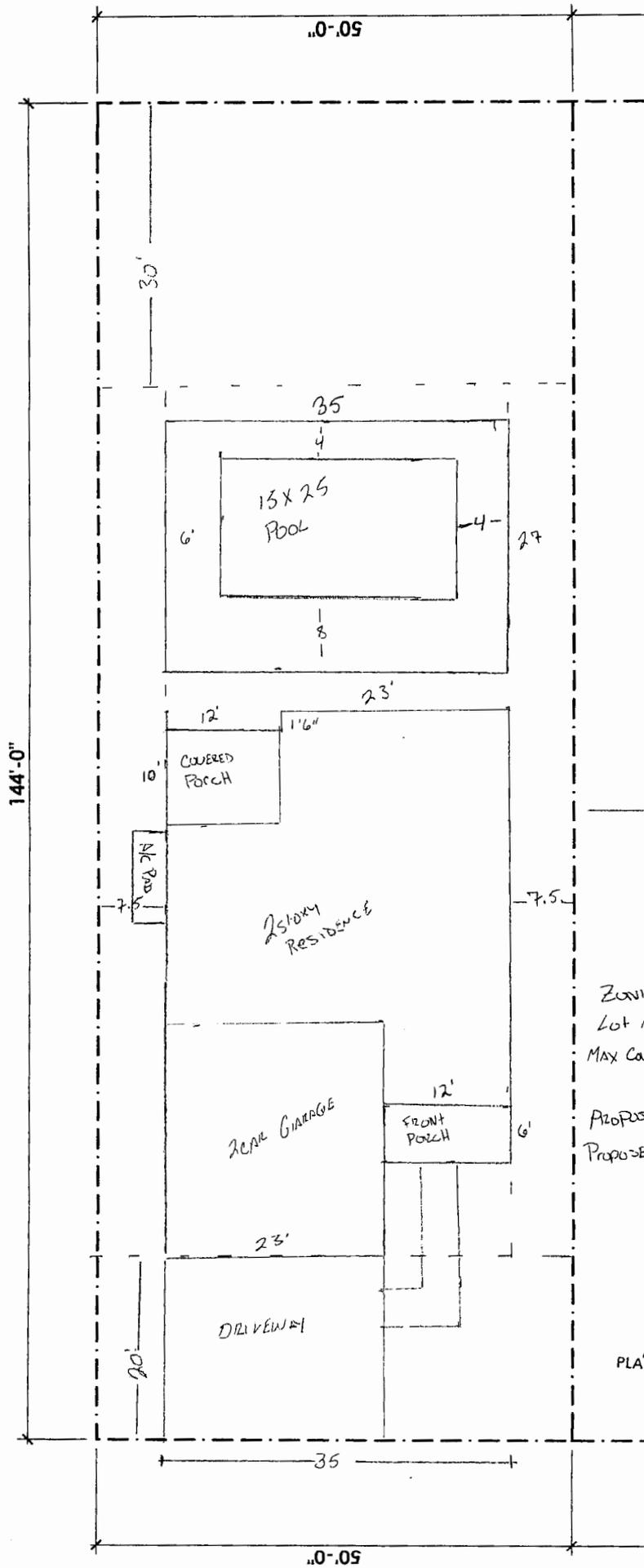
FENCE

-X-

IRON PIPE

○

CROSS CUT



First Floor - 1274  
 Garage - 575  
 Driveway - 460  
 Sidewalk - 88  
 Front Porch - 72  
 Covered Porch - 120  
 Alc Pool Pad - 30  
 Pool Decking - 570  


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 3141 SF

Zoning RS-2  
 Lot Area 7200 SF  
 Max Coverage 35% = 2520 SF  
  
 Proposed 3141 SF  
 Proposed Coverage 43.6%

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 MAY 22 2018  
 18-100104  
 PLANNING & DEVELOPMENT

7<sup>th</sup> St South  
 SCALE 3/32" = 1'  
 .0-09



# APPLICATION FOR VARIANCE

BOA No. 18-100105  
HEARING DATE 7-3-2018

This form is intended for submittal, along with the required documents, for all requests for variances from the requirements of the City of Jacksonville Beach Land Development Code, Article 6, Section 6.6 Variances. The Planning and Development Director will evaluate an application for a variance for sufficiency within five (5) days of receipt. If the application is found to be complete, the Jacksonville Beach Board of Adjustment at their earliest meeting following appropriate public notice of the request will schedule it for review, public hearing and a decision.

### REQUIRED DOCUMENTATION

1. Accurate, to-scale boundary survey prepared by a registered land surveyor, certified within the past two calendar years that shows the location of all existing improvements.
2. To scale survey, plot plan or site plan showing all existing and proposed additions and/or improvements, including actual dimensions and lot coverage calculations (on 11"x17" paper or smaller).
3. Proof of ownership (copy of deed or current property tax notification).
4. If applicant is not owner, notarized written authorization from owner is required.
5. Non-refundable processing fee of \$250.00 (due at the time of application submittal).
6. Completed application.

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### APPLICANT INFORMATION

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**Applicant Name:** Coastal Oaks Beach Homes LLC **Telephone:** 904-229-6622  
**Mailing Address:** 3010 3rd St. S #C **E-Mail:** Greg@coastaloaksconstruction.com  
Jacksonville Beach FL 32250  
**Agent Name:** Greg Barnett **Telephone:** \_\_\_\_\_  
**Mailing Address:** Same **E-Mail:** \_\_\_\_\_  
**Landowner Name:** Coastal Oaks Beach Homes LLC **Telephone:** \_\_\_\_\_  
**Mailing Address:** 3010 3rd st S #C **E-Mail:** \_\_\_\_\_  
Jacksonville Beach FL 32250

Please provide the name, address and telephone number for any other land use, environmental, engineering architectural, economic or other professionals assisting in the application on a separate sheet of paper

### VARIANCE DATA

Street address of property AND Real Estate Number: 1021 6th ave N 177369 0000  
 Legal description of property (Attach copy of deed): lot 1 block 2 Palm Courts  
 Justification for Variance: (State the hardship that is created by the application of the code to the property). (Attach a separate sheet if necessary). See attached

### AFFIDAVIT

I, Greg Barnett, being first duly sworn, attest that I am applying for a variance pursuant to Article 6, Section 6.6 of the Jacksonville Beach Land Development Code for the property described above; that all answers to questions in this application, the submitted boundary survey and other supplementary documents attached to and made part of this application are true and accurate to the best of my knowledge and belief. Furthermore, I understand that failure to submit accurate information as requested above may be grounds for denial of my request and/or subsequent building permit applications.

[Signature] **Greg Barnett** **5/21/1018**  
 APPLICANT SIGNATURE PRINT APPLICANT NAME DATE

STATE OF ~~FLORIDA~~, COUNTY OF DUVAL:  
 Sworn to and signed before me this 22 day of May, 2018 by Greg Barnett, who is personally known to me or has produced \_\_\_\_\_ as identification.

[Signature] **Tiffany Maxwell**  
 NOTARY PUBLIC SIGNATURE PRINT NOTARY NAME



THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: RS-1 FLOOD ZONE: X  
 CODE SECTION (S): Section 34-336 (e)(1) for 40% lot coverage FL 35% maximum to allow construction of a new single family home.

**VARIANCE APPLICATION STANDARDS AND CONDITIONS**

BOA No. 18-100105

**Section 34-281 Purpose.** Variances are deviations from the terms of the LDC, which would not be contrary to the public interest when owing to special circumstances or conditions; the literal enforcement of the provisions of the LDC would result in undue and unnecessary hardship.

**Section 34-286. Standards applicable to all variances.** In order to authorize any variance from the terms of this code, the Board of Adjustment must find that the following criteria have been met. To assist the Board in making this finding, please complete the blanks on the form below.

| Standard   | Applies?<br>Yes/No | Circumstances/ Explanation  |
|--|--------------------|---|
| Special conditions and circumstances exist which are peculiar to the parcel of land building or structure, which are not applicable to other parcels of land, structures or buildings in the same zoning district.                   |                    |   |
| Special circumstances and conditions do not result from the actions of the applicant.  |                    |   |
| Granting the variance will not confer upon the applicant any special privileges denied by the comprehensive plan and this code to other parcels of land, buildings, or structures, in the same zoning district.                      |                    |   |
| Literal interpretation and enforcement of the terms and provisions of this code would deprive the applicant of rights commonly enjoyed by other parcels of land in the same zoning district, and would work an unnecessary hardship. |                    |   |
| Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.   |                    | <p style="text-align: center;"><b>RECEIVED</b></p> <p style="text-align: center;">MAY 22 2012<br/>MAY 22 2012</p> |
| Grant of variance will be generally consistent with the purposes, goals, objectives, and policies of the comprehensive plan and this Code and will not adversely affect adjacent land.   |                    | <p style="text-align: center;">PLANNING &amp; DEVELOPMENT</p>   |

## Variance Application for 1021 6<sup>th</sup> ave N

Hardship—The lot located at 1021 6<sup>th</sup> ave N is a single story residence with a 3 car garage. We have sold the property to an elderly man and are requesting a full concrete or Paver driveway. We are requesting a lot coverage variance of 40% or 4,523 sq ft in lieu of 35%.

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MAY 22 2018

18-100105

**PLANNING & DEVELOPMENT**

